

RURAL HIPOTECARIO XVI Fondo de Titulización de Activos

Brief report

Date: 09/30/2025
Currency: EUR

Constitution date
07/24/2013

VAT Reg. no.
V86790680

Management Company
Europea de Titulización, S.G.F.T

Originator
Caja Rural de Soria
Caja Rural de Teruel
Caja Rural de Zamora

Servicer
Caja Rural de Soria
Caja Rural de Teruel
Caja Rural de Zamora

Lead Manager and Subscriber
Banco Cooperativo Español

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

Assets Custodian
Banco Cooperativo Español

Start-up Loan
Entidades Cedentes

Subordinated Loan
Entidades Cedentes

Fund Auditor
KPMG Auditores

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating DBRS / Fitch	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323978009	07/24/2013 1,335	12,253.71 16,358,702.85 12.25%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	2.3260% 10/15/2025 72.838775 Gross 58.999408 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	10/15/2025 "Pass-Through"	AAA (sf) A+sf	A A
Series B ES0323978017	07/24/2013 165	100,000.00 16,500,000.00 100.00%	100,000.00 16,500,000.00	Floating 3-M Euribor+0.500% 15.Jan/Apr/Jul/Oct	2.5260% 10/15/2025 645.533333 Gross 522.882000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	10/15/2025 "Pass-Through"	AA (sf) Asf	BB CCC
Total		32,858,702.85	150,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date												
		% Monthly CPR (SMM)		0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78	
		% Annual equivalent CPR		2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00	
Series A	With optional redemption *	Average life	Years	2.86	2.65	2.47	2.30	2.16	2.03	1.91	1.80	
		Final Maturity	Years	05/24/2028	03/08/2028	12/31/2027	11/02/2027	09/10/2027	07/24/2027	06/12/2027	05/04/2027	
			Date	6.00	5.51	5.25	4.75	4.51	4.25	4.00	3.75	
	Without optional redemption *	Average life	Years	2.86	2.65	2.47	2.30	2.16	2.03	1.91	1.80	
		Final Maturity	Years	05/24/2028	03/08/2028	12/31/2027	11/02/2027	09/10/2027	07/24/2027	06/12/2027	05/04/2027	
			Date	6.00	5.51	5.25	4.75	4.51	4.25	4.00	3.75	
Series B	With optional redemption *	Average life	Years	6.48	6.21	5.73	5.47	4.98	4.73	4.49	4.24	
		Final Maturity	Years	01/05/2032	09/29/2031	04/04/2031	01/01/2031	07/08/2030	04/07/2030	01/08/2030	10/08/2029	
			Date	6.51	6.25	5.75	5.51	5.00	4.75	4.51	4.25	
	Without optional redemption *	Average life	Years	10.62	10.17	9.74	9.32	8.94	8.57	8.22	7.89	
		Final Maturity	Years	02/24/2036	09/11/2035	04/07/2035	11/08/2034	06/19/2034	02/04/2034	09/30/2033	06/02/2033	
			Date	25.77	25.77	25.77	25.77	25.77	25.77	25.77	25.77	

Optional Clean up call when the amount of the Outstanding Balance of the securitised assets is less than 10 per 100 of the initial Outstanding Balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%.

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
			% CE		% CE
Series A	49.78%	16,358,702.85	73.05%	89.00%	133,500,000.00
Series B	50.22%	16,500,000.00	22.83%	11.00%	16,500,000.00
Issue of Bonds		32,858,702.85			150,000,000.00
Principal Reserve Fund	22.83%	7,500,000.00		5.00%	7,500,000.00
Secondary Reserve Fund	0.45%	147,228.33		0.80%	1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		9,141,903.91	1.725%
Servicer ppal collect not yet credited		64,519.24	
Servicer ints collect not yet credited		22,631.60	
Liabilities		Available	Balance
Subordinated Loan L/T		7,620,728.88	3.026%
Subordinated Loan S/T		26,499.45	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs/MCs)

General			
		Current	At constitution date
Count		584	1,250
Principal			
Principal outstanding		31,956,387.86	150,149,558.47
Average loan		54,719.84	120,119.65
Minimum		904.65	50,357.63
Maximum		202,036.18	478,679.11
Interest rate			
Weighted average (wac)		3.11%	2.25%
Minimum		2.08%	0.80%
Maximum		5.43%	5.00%
Final maturity			
Weighted average (WARM) (months)		161	286
Minimum		11/25/2025	07/31/2017
Maximum		07/31/2051	07/31/2051
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		17.39%	0.31%
1-year EURIBOR/MIBOR (Mortgage Market)		82.61%	99.69%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		3.46 6.39	
10.01 - 20%		8.50 15.65	0.38 17.00
20.01 - 30%		19.57 25.57	1.39 25.55
30.01 - 40%		31.22 35.46	5.51 35.51
40.01 - 50%		24.56 44.74	12.69 45.67
50.01 - 60%		12.22 52.85	14.96 55.24
60.01 - 70%		0.48 63.25	29.20 65.58
70.01 - 80%			32.01 73.64
80.01 - 90%			3.66 84.47
90.01 - 100%			0.19 92.29
Weighted average (WALTV)		35.37	62.43
Minimum		0.26	15.33
Maximum		64.14	95.09

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.10%	0.39%	0.42%	0.51%	0.56%
Annual Percentage Rate (CPR)	1.18%	4.63%	4.90%	5.99%	6.57%

Geographic distribution		
	Current	At constitution date
Andalucia	0.34%	0.50%
Aragon	32.41%	33.53%
Asturias		0.06%
Balearic Islands		0.08%
Basque Country		0.08%
Canary Islands	0.01%	0.05%
Cantabria	0.16%	0.08%
Castilla-La Mancha	1.13%	1.01%
Castilla-Leon	57.06%	55.86%
Catalonia	0.99%	0.74%
Galicia	1.15%	1.09%
La Rioja	0.00%	0.36%
Madrid	4.86%	4.59%
Navarra	0.31%	0.17%
Valencia	1.58%	1.79%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	19	5,675.33	2,140.36	0.00	7,815.69	16.49	1,370,452.72	1,378,268.41	84.68	40.41
from > 1 to = 2 months	1	468.19	227.60	0.00	695.79	1.47	107,854.44	108,550.23	6.67	56.90
from > 3 to = 6 months	1	1,139.26	335.24	0.00	1,474.50	3.11	41,377.51	42,852.01	2.63	29.94
from = 12 to < 18 months	1	5,180.01	1,174.14	0.00	6,354.15	13.41	18,235.22	24,589.37	1.51	17.20
from ≥ 2 years	2	25,036.05	6,014.69	0.00	31,050.74	65.52	42,382.06	73,432.80	4.51	26.20
Subtotal	24	37,498.84	9,892.03	0.00	47,390.87	100.00	1,580,301.95	1,627,692.82	100.00	39.05
Total	24	37,498.84	9,892.03	0.00	47,390.87		1,580,301.95	1,627,692.82		